033.0	0004	0004.A	1 of 1	Residential
Map	Block	Lot	CARD	ARLINGTON

	Total Card	/	Total Parcel
APPRAISED:	598,700	/	598,700
USE VALUE:	598,700	/	598,700
ASSESSED:	598,700	/	598,700

PROPERTY LOCATION

No	Alt No	Direction/Street/City
32		MICHAEL ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	CAVANAUGH YVETTE
Owner 2:	
Owner 3:	
Street 1:	32 MICHAEL ST
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	HICKS LARRY J -
Owner 2:	HICKS JUDITH L -
Street 1:	32 MICHAEL ST
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02474

NARRATIVE DESCRIPTION

This parcel contains 4,680 Sq. Ft. of land mainly classified as One Family with a Bungalow Building built about 1939, having primarily Vinyl Exterior and 1457 Square Feet, with 1 Unit, 2 Baths, 0 3/4 Bath, 0 HalfBath, 5 Rooms, and 1 Bdrm.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	4680.000	240,000		358,700	598,700
Total Card	0.107	240,000		358,700	598,700
Total Parcel	0.107	240,000		358,700	598,700

Source: Market Adj Cost | Total Value per SQ unit /Card: 410.91 | /Parcel: 410.9

Legal Description

Entered Lot Size	
Total Land:	
Land Unit Type:	

User Acct	23030
GIS Ref	
GIS Ref	
Insp Date	12/13/18

!2742!

PREVIOUS ASSESSMENT

Parcel ID: 033.0-0004-0004.A

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	240,100	0	4,680.	358,700	598,800	598,800	Year End Roll	12/18/2019
2019	101	FV	205,900	0	4,680.	325,000	530,900	530,900	Year End Roll	1/3/2019
2018	101	FV	205,900	0	4,680.	308,200	514,100	514,100	Year End Roll	12/20/2017
2017	101	FV	205,900	0	4,680.	269,000	474,900	474,900	Year End Roll	1/3/2017
2016	101	FV	205,900	0	4,680.	229,800	435,700	435,700	Year End	1/4/2016
2015	101	FV	182,100	0	4,680.	213,000	395,100	395,100	Year End Roll	12/11/2014
2014	101	FV	182,100	0	4,680.	176,500	358,600	358,600	Year End Roll	12/16/2013
2013	101	FV	182,100	0	4,680.	168,100	350,200	350,200		12/13/2012

SALES INFORMATION

TAX DISTRICT:

PAT ACCT.: 2742

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
HICKS LARRY J	50392-342		11/27/2007		402,000	No	No		
MARQUEDANT OLIV	28519-526		4/30/1998		174,500	No	No		Y

PRINT

Date	Time
12/10/20	18:05:57

LAST REV

Date	Time
07/12/19	09:43:20
apro	

USER DEFINED

Prior Id # 1:	23030
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
10/16/2017	1353	Siding	7,000	C				
4/12/2007	235	Add Bath	7,500			G9	GR FY09	FINISH 1/2 BASEMEN

ACTIVITY INFORMATION

Date	Result	By	Name
12/13/2018	MEAS&NOTICE	CC	Chris C
5/15/2009	Measured	189	PATRIOT
12/3/2008	MLS	MM	Mary M
3/3/2000	Inspected	276	PATRIOT
2/17/2000	Measured	264	PATRIOT
8/10/1993		MF	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		4680		Sq. Ft.	Site		0	64.	1.20	3									358,657						358,700	

Total AC/HA: 0.10744 | Total SF/SM: 4680 | Parcel LUC: 101 One Family | Prime NB Desc: ARLINGTON | Total: 358,657 | Spl Credit | Total: 358,700

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	2 - Bungalow		
Sty Ht:	1H - 1 & 1/2 Sty		
(Liv) Units:	1	Total:	1
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	4 - Vinyl		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	GRAY		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1939	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:	1		
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	5 - Steam		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	1	Rating:	Good
A Bath:	1	Rating:	Very Good
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Good
A Kits:		Rating:	
Frpl:		Rating:	
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	GD - Good	18.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	18.6	%

CALC SUMMARY

Basic $ / SQ:	90.00
Size Adj.:	1.35000002
Const Adj.:	0.98990101
Adj $ / SQ:	120.273
Other Features:	88000
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	294861
Depreciation:	54844
Depreciated Total:	240017

COMMENTS

BMT GAR NO ACCESS.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												
Totals	RMs:	5	BRs:	1	Baths:	1		HB				

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

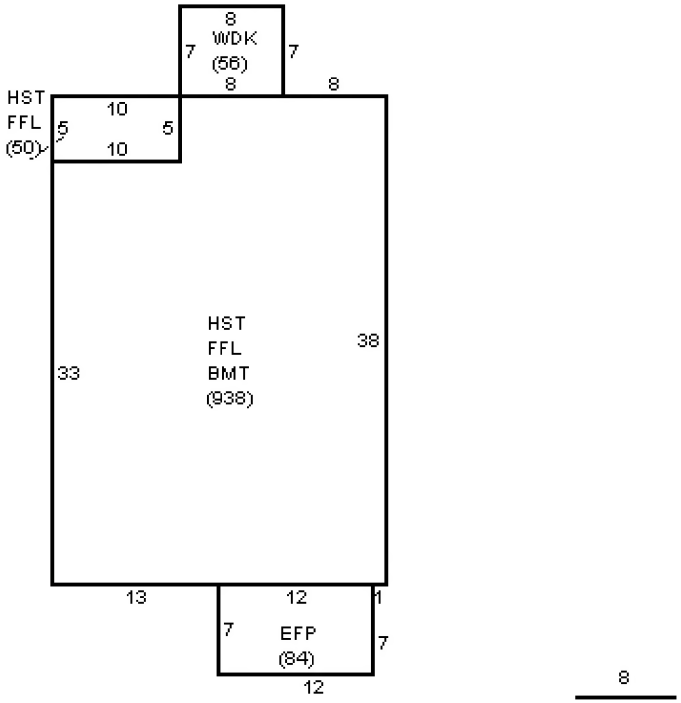
No Unit	RMS	BRS	FL
1	5	1	M
Totals			
1	5	1	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:		Before Depr:	120.27
Special Features:	0	Val/Su Net:	93.75
Final Total:	240000	Val/Su SzAd	161.94

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	988	120.270	118,830
BMT	Basement	938	49.610	46,537
HST	Half Story	494	72.160	35,649
EFP	Enclos Porch	84	59.030	4,959
WDK	Deck	56	15.840	887

Net Sketched Area:	2,560			Total:	206,862
Size Ad	1482	Gross Are	3054	FinArea	1457

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	AFB	50	A	
HST	100	UNF	100	A	

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

033.0-0004-0004.A

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More:	N	Total Yard Items:		Total Special Featues:		Total:	
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